

COMMISSIONER'S SALE

In order to comply with the orders of the Fayette Circuit Court, the Commissioner will sell the property described in the following action on Monday, **AUGUST 28, 2006** at the hour of 12:00 noon in the ROBERT F. STEPHENS COURTHOUSES, FAYETTE CIRCUIT COURT BUILDING, 120 NORTH LIMESTONE, Lexington, Kentucky. A bailiff will direct you to the appropriate room. Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and upon the (unless otherwise indicated) following terms and conditions.

(A) At the time of sale the successful bidder shall either pay cash or make a deposit of 10% of the purchase price with the balance on credit for sixty (60) days. **In the event the successful bidder desires or elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety thereon.** Said bond shall be for the unpaid purchase price and bear interest at the rate of twelve (12%) percent per annum from the date of sale until paid.

(B) The purchaser shall be required to assume and pay all taxes or assessments upon the property for the current tax year and all subsequent years. All taxes or assessments upon the property for prior years shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser.

(C) The property shall otherwise be sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances thereon, excepting easements and restrictions of record in the Fayette County Court Clerk's Office and such right of redemption as may exist in favor of the United States of America or the defendant(s).

FURTHER INFORMATION REGARDING THESE SALES AND OTHER UPCOMING SALES, AS WELL AS PAST SALES CAN BE FOUND AT WWW.FAYCOM.INFO. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REFER TO THAT WEB SITE FOR ANSWERS TO THEIR QUESTIONS.

SALE NO. 1

U.S. Bank s. John S. Rison – Action No. 05-CI-3933, to raise the principal amount of \$67,845.80.

103 TWELFTH STREET

Beginning at a point 165 feet west of North Limestone Street on the North side of Twelfth Street, running North with the back line of Lot 20 of the Twelfth Street Addition to Lot No. 19 and thence in a westerly direction with the south line of Lot No. 19, 10 feet, more or less, to the corner of Lot No. 19; thence North with the back line of Lots 19 and 18 a distance of 120 feet to a corner, thence West a distance of 50 feet to Lot 16 owned by Graham; thence South with Graham's line a distance of 179 feet to the North line of Twelfth Street a distance of 60 feet to the point of beginning, and being all of

Lot 17, as shown by the Amended Plat of Twelfth Street Addition, in Plat Cabinet E, Slide 315, the improvements being known as 103 Twelfth Street and found in Deed Book 2515, Page 60.

PLAINTIFF'S ATTORNEY: Stephanie A. Maquire, Cincinnati, OH

SALE NO. 2

HSBC Bank vs. Gary W. Hall– Action No. 04-CI-4746, to raise the principal amount of \$49,862.09.

1106 OAKWOOD DRIVE

All of Lot 24, Block A, Unit 1-B of Oakwood Subdivision, in Plat Cabinet C, Slide 692, being known as 1106 Oakwood Drive, and found in Deed Book 828, Page 322.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 3 – Cancelled!

LFUCG vs. Eric Beatty – Action No. 03-CI-5089, to raise the principal amount of \$4,089.68.

610 ELM TREE LANE

Being all of Lot 11 of the Elm Heights Subdivision in Plat Cabinet “E”, Slide 179, designated 610 Elm Tree Lane and found in Deed Book 1756, Page 660.

PLAINTIFF'S ATTORNEY: David H. Barberie, Lexington, KY

SALE NO. 4

JPMorgan Home Finance vs. Jonathan Scott - Action No. 06-CI-0664, to raise the principal amount of \$9,874.10.

1416 RITCHIE COURT

Being all of Lot 15, Block B, Unit 3A of Pera Place Subdivision in Plat Cabinet F, Slide 778, being known as 1416 Ritchie Court, found in Deed Book 2346, Page 515.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 6

Opteum Financial Services vs. William Gill – Action No. 06-CI-0351, to raise the principal amount of \$25,524.69.

207 NORTH EASTERN AVENUE

Beginning at a point in the west property line of North Eastern Avenue, said point being 66 feet northeast of East Second Street; thence in a northwesterly direction 117 feet; thence in a northeasterly direction and parallel to North Eastern Avenue 26 feet; thence in a southeasterly direction running through a shed 117 feet to the west property line of North Eastern Avenue; thence in a southwesterly direction 26 feet to the beginning; being known as No. 207 North Eastern Avenue, and found in Deed Book 2106, Page 445.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 7

Kentucky Housing Corporation vs. Rosa J. Merriweather-Snow – Action No. 06-CI-0930, to raise the principal amount of \$52,222.96.

571 MARYLAND AVENUE

All that lot or parcel of land in Preston Subdivision and fronting 50 feet on Maryland Avenue and extending back between parallel lines 140 feet, being Lot 54 in said Preston Subdivision in Plat Cabinet E, Slide 22, being known as 571 MARYLAND AVENUE and found in Deed Book 2131, Page 222.

PLAINTIFF'S ATTORNEY: James E. Stierle, Louisville, KY

SALE NO. 8

JPMorgan Chase Bank vs. Charles L. Hardin Heirs – Action No. 05-CI-4419, to raise the principal amount of \$95,216.99.

1592 DEER LAKE DRIVE

Being all of Lot No. 11, Block “L”, Unit 3-B of the Century Hills Subdivision in Plat Cabinet B, Slide 736, being known as 1592 Deer Lake Drive and found in Deed Book 1859, Page 374.

PLAINTIFF'S ATTORNEY: Barbara A. Borgmann, Cincinnati, OH

SALE NO. 9

Citifinancial Mortgage vs. Marty D. Mullins - Action No. 06-CI-1045, to raise the principal amount of \$65,118.45.

1108 MCCLAIN DRIVE

All that tract or parcel of land being known as 1108 McClain Drive, and being all of Lot 21, of Northern Parkway Subdivision, Unit 4, in Plat Book 4, Page 116, and found in Deed Book 1787, Page 422.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 10

Mortgage Electronic Registration Systems vs. Lonnie Howard - Action No. 05-CI-4734, to raise the principal amount of \$99,221.43.

991 BRYAN AVENUE

All that tract of land on the Northwest side of the Bryan Station Turnpike, fronting thereon 50 feet and extending back of irregular depth, to the line of Lot No. 46 of the Weekly Payment Lot and Investment Company's Addition, in Plat Cabinet B, Slide 52; consisting of all of Lot No. 50 in Block “T” of said Addition; being known as No. 991 Bryan Avenue and found in Deed Book 2113, Page 211.

PLAINTIFF'S ATTORNEY: Stephanie A. Maguire, Cincinnati, OH

SALE NO. 11

National City Bank vs. Phyllis G. Martin - Action No. 06-CI-0537, to raise the principal amount of \$52,550.48.

1418 EDGELAWN DRIVE

Being all of Lot 30, Block "H", of the Highlawn Subdivision, in Plat Cabinet E, Slide 158, being known as 1418 Edgelawn Drive, and found in Deed Book 2011, Page 670.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 12

Chase Home Finance vs. Tammy N. Veltkamp - Action No. 06-CI-1038, to raise the principal amount of \$181,595.23.

2713 RED LEAF DRIVE

Being all of Lot 28, Block D, of Hamburg Place Community, Phase 2, Residential Subdivision, (Shetlands), in Plat Cabinet L, Slide 43, being known as 2713 Red Leaf Drive, and found in Deed Book 2189, Page 674.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 13

Mortgage Electronic Registration Systems vs. Steven Swonke - Action No. 05-CI-2072 to raise the principal amount of \$118,066.31.

885 LANE ALLEN ROAD

Being all of Lot 8, Block W, Section 6, Gardenside Subdivision, in Plat Cabinet C, Slide 48, being known as 885 Lane Allen Road, and found in Deed Book 2261, Page 1.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 14

New Century Mortgage vs. Vicki Lynn Smith - Action No. 05-CI-5456, to raise the principal amount of \$114,267.58.

867 CHERYL LANE

Being all of Lot 145, Unit 2, Skycrest Subdivision, in Plat Cabinet E, Slides 734-736, being known as 867 Cheryl Lane and found in Deed Book 2433, Page 319.

PLAINTIFF'S ATTORNEY: Joseph F. Grimme, Fort Thomas, KY

SALE NO. 16

Washington Mutual Bank vs. Alice Ashcraft - Action No. 06-CI-1982, to raise the principal amount of \$114,748.91.

3029 MADDIE LANE

Being all of Lot 126, of the Masterson-Depriest (Masterson Station) Subdivision, Unit 1-E, Section 1, in Plat Cabinet M,

Slide 128, being known as 3029 Maddie Lane, and found in
Deed Book 2540, Page 229.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 17

Kentucky Housing vs. Amy Bellomy - Action No. 06-CI-1480, to raise the principal
amount of \$130,993.41.

260 CLOVER VALLEY DRIVE

Being all of Lot 16, Block G, Unit 1-M, Section 1 of the
Spicewood Subdivision, in Plat Cabinet L, Slide 67, being
known as 260 Clover Valley Drive, and found in Deed Book
2567, Page 276.

PLAINTIFF'S ATTORNEY: James E. Stierle, Louisville, KY

SALE NO. 18

Wells Fargo Bank vs. Charles K. Caudill - Action No. 06-CI-1880, to raise the principal
amount of \$135,241.42.

1941 LOST TRAIL

Being all of Lot 56, Unit 1-F, of the Coldstream Station
Subdivision, in Plat Cabinet L, Slide 496, being known as
1941 Lost Trail, and found in Deed Book 2312, Page 234.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

**CLYDE L. STAPLETON
MASTER COMMISSIONER
FAYETTE CIRCUIT COURT**